

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
Regular Meeting, April 16, 2004  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room - 9:00 a.m.**

**ROLL CALL**

**ADMINISTRATIVE**

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

**1. Director's Report to the Commission**

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule

**CONSENT AGENDA**

**2. Public Request to be Heard**

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

**3. Approval of Minutes:** March 19, 2004 and April 5, 2004.

**GPAs/REZONES****4. Greenhills Ranch; Specific Plan SP 98-004, Zone Reclassification R98-006, Tentative Map TM 5140RPL<sup>7</sup>, Lakeside Community Planning Area (Esperance)**

This is a Specific Plan, Rezone and Tentative Map for development of Specific Plan Area 6 - AKSYN in Lakeside. The Greenhills Ranch Specific Plan proposes development in two phases. Phase 1 calls for 31 single-family residences in a residential development area that is 12.17 acres in size and open space on 39.57 acres. Phase 2 is a Future Development Area that covers 44 acres and will require a Specific Plan Amendment. The Rezone proposes standard zoning of RS7, Single-Family Residential Use Regulations with minimum lot sizes of 6,000 square feet for the residential development area and S80, Open Space Use Regulations with no density for the proposed open space area. The Tentative Map proposes 31 single-family lots ranging in size from 9,042 to 26,375 square feet in size. The site is subject to the Current Urban Development Area (CUDA) Regional Category and the (21) Specific Plan Area Land Use Designation, with a density of 1.6 dwelling units per acre. Zoning is S88, Specific Plan Area Use Regulations with minimum lot sizes of 6,000 square feet; A70, Limited Agriculture Use Regulations with minimum lot sizes of 1 acre; RR1, Rural Residential Use Regulations with minimum lot sizes of 1 acre; and RS4, Single-Family Residential, with minimum lot sizes of 10,000 square feet. The site is located north of the terminus of Adlai Road, west of Lake Jennings Park Road and east of Lakeview Road in the Lakeside Community Planning Area. The residential development area extends Sohail Street, at the northwest portion of the site.

**REGULATORY PROJECTS****5. AT&T, Major Use Permit P03-118, Valley Center Community Planning Group Area (Bunnemeyer)**

The proposed project is a Major Use Permit application for an unmanned wireless telecommunications facility on a replaced SDG&E utility pole and above ground equipment cabinets on private property. The facility will consist of mounting four panel antennas (24 inches high and 12 inches long and 5 inches wide) to 10-foot wide double cross-arms on a new 43-foot, 8-inch tall SDG&E utility pole that will replace the existing 38-foot, 8-inch tall utility pole. The associated equipment cabinets will be located 6 feet southeast of the replaced utility pole and surrounded by landscaping. The subject area is zoned A72 (General Agriculture) with the General Plan Designation (19) Intensive Agriculture and allows a Minor Impact Utilities use with approval of a Major Use Permit pursuant to the Zoning Ordinance, Section 6985. The project site at 26725 North Lake Wohlford Road is 5.08-acres in size and is located in the

Valley Center Community Planning Area. The project site is developed with a single-family residence and small accessory structures. Surrounding land uses consist of single-family residences and vacant parcels ranging from 0.5 acre to 78.54 acres in size.

**6. 4S Ranch Tentative Map, TM 5328RPL and Site Plan, S03-051, San Dieguito Community Plan Area (Murphy)**

This is a request for a Tentative Map for a one-lot condominium subdivision map in Neighborhood 3 of the 4S Ranch Specific Plan. The parcel is 25.16 acres and is zoned RV14. A Site Plan is required for the proposed project pursuant to the 4S Ranch Specific Plan, which placed a "D1" Designator placed on the parcel. The property is located on the north side of Rancho Bernardo Road, approximately 1,600 feet west of Alva Road at the intersection with Dove Canyon Road. The site is subject to the S88, Specific Plan Use Regulations and the (P) Provisional RV14, Variable Residential Use Regulation. The parcel is in the Current Urban Development Area of the General Plan, and the (21) Specific Plan Area in the San Dieguito Community Plan Area. The RV14 Use Regulations, which allow for a variety of single-family units, condominiums or apartments, will be established as a result of this Tentative Map.

**POLICY AND ORDINANCE DEVELOPMENTS**

**7. POD 04-05; Zoning Ordinance Amendment Relating to Damage or Destruction of Nonconforming Structures and Setback Exception for Certain Structures Damaged or Destroyed by Natural Disaster (Nagem)**

The project is a proposed amendment to the San Diego County Zoning Ordinance relating to reconstruction of structures damaged or destroyed by natural disasters. The proposed amendment would add a new section to the Zoning Ordinance relating to setback exceptions and would also revise the existing nonconforming structure regulations in Section 6881 of the Zoning Ordinance. The amendments are intended to provide the maximum flexibility to allow victims to rebuild structures and improvements that were damaged or destroyed by fire or other natural disasters.

**ADMINISTRATIVE**

8. Report on actions of Planning Commission's Subcommittees.
9. Designation of member to represent Commission at Board of Supervisors.
10. Discussion of correspondence received by Planning Commission.

**Agenda**

**- 4 -**

**April 16, 2004**

**DEPARTMENT REPORT**

**11.** Scheduled Meetings.

April 16, 2004

**DEPARTMENT REPORT**

**11. Scheduled Meetings**

April 30, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 14, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 28, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 11, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 25, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 9, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 23, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 6, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 20, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 1, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 15, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 29, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 5, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 3, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 17, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

**This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".**

April 16, 2004

**ADJOURNMENT**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.